

IN RE: PETITION FOR SPECIAL HEARING &
ZONING VARIANCE
SEC Mt. Carmel Road and
Cedar Grove Road
2015 Cedar Grove Road
7th Election District
3rd Councilmanic District
Trustees, Cedar Grove United
Methodist Church, Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 92-277-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing and Petition for Zoning Variance for that property known as the Cedar Grove United Methodist Church, located at 2015 Cedar Grove Road in northern Baltimore County.

As to the Petition for Special Hearing, the Zoning Commissioner has been asked to approve the use of the existing church and associated uses as a nonconforming use in an R.C.2 zone. As to the Petition for Variance, the Petitioner seeks a variance from Sections 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 34 ft. +/- to the centerline of Cedar Grove Road and a rear yard setback of 31 ft. +/- to the centerline of Mt. Carmel Road, in lieu of the required 75 ft. for each setback, and to amend the wording in the previous zoning hearing under case No. 66-242-A. Also requested is a variance from Section 413.1.b. to permit the existing sign having 43.4 total sq. ft., in lieu of the 30 sq. ft. permitted.

Reverend Robert W. Baines, Pastor of the Cedar Grove United Methodist Church, appeared at the hearing with several members of his congregation. Also appearing on behalf of the Petition was James D. Grammer of McKee and Associates, who prepared the original site plan submitted at the hearing

(Petitioner's Exhibit No. 1), as well as an amended plan to accompany the Petitions marked as Petitioner's Exhibit No. 2. The Petitioner was represented by Jerry S. Sopher, Esquire. There were no Protestants present. In that there was no opposition to the subject Petitions, the evidence, testimony and exhibits presented are uncontradicted.

As to the Petition for Special Hearing, it was proffered that this "Country Church" has been at this location for many years. The subject site is zoned R.C.2 and is approximately 1 acre in size. The site is improved by an existing single church building, a parking area to support same and an existing cemetery. The Petitioner desires to add an addition onto the south side of the church facing Cedar Grove Road. This physical expansion will include room for a foyer, choir assembly area and an office for the Minister. There will be no additional seating within the proposed addition.

As with any Petition for a nonconforming use, an examination of the history of zoning in Baltimore County is relevant. Zoning came officially to Baltimore County on January 2, 1945, when, pursuant to previous authorization by the General Assembly, the County Commissioners adopted a comprehensive set of zoning regulations. Subsequently, a comprehensive re-adoption of those regulations occurred on March 30, 1955. The issue of nonconforming uses was addressed within Section 104 of those regulations. Subsequently, Section 104.1 was changed to its current language on March 15, 1976. Additional modifications to the nonconforming use statute were passed by the Council Council on August 4, 1980. The nonconforming use statute requires the Petitioner to prove that the lawful nonconforming use existed on the subject property prior to January 2, 1945 and has continued, uninterruptedly and in the same use, since that time. In the instant case,

-2-

the uncontradicted evidence offered was that the Church existed on this site well prior to 1945. There has been no change or discontinuance since that time. Thus, the Petition for Special Hearing should be granted.

As to the variances, the rear yard variance requested seeks to legitimize an existing situation. The church building, as presently configured, is located approximately 31 ft. from the centerline of Mt. Carmel Road. Strict compliance with the 75 ft. required for the rear yard setback is not possible, due to the existing location of the building and configuration of the lot.

As to the front yard variance, the Petitioner seeks a 34 ft. setback which will be necessitated due to the proposed expansion. Testimony was offered that the expansion is necessary to accommodate the growing needs of this congregation.

In considering both setback variance requests, I am persuaded that the Petitioner would suffer a real practical difficulty if same were not granted. The subject lot is of an unusual configuration and located near the intersection of Mt. Carmel and Cedar Grove Roads. Due to unusual shape of the parcel occasioned by this intersection, as well as the existing cemetery location, it is not possible for the Petitioner to meet the strict standards of the setback, as required. Thus, the Petition for Zoning Variance, in this respect, shall be granted.

As to the sign variance, it was offered that legitimization was sought for the existing sign. This sign is near the rear of the building and faces Mt. Carmel Road. The Petitioner's Exhibits Nos. 1 and 2 show the sign to be esthetically pleasing and necessary to direct traffic and identify the use from Mt. Carmel Road. Again, I find that real practical diffi-

-3-

culty will be sustained by the Petitioner if the variance for increased signage is not permitted.

Therefore, for the reasons set forth above, I am persuaded that the Petitions for Special Hearing and Zoning Variances be granted.

The Zoning Advisory Committee (ZAC) comment from the Bureau of Traffic Engineering, dated February 18, 1992, is to be noted. Within that comment, it is suggested that Cedar Grove Road be altered so as to create a right angle intersection with Mt. Carmel Road. At the hearing, the Petitioner expressed agreement for that revision to the roadway. However, in that the realignment of that road is not strictly germane to the special hearing and variance before me, I shall not incorporate compliance with that comment within my Order.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 2nd day of April, 1992, that the Petition for Special Hearing to approve the use of the existing church and the associated uses as a nonconforming use in an R.C.2 zone, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Sections 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of 34 ft. +/- to the centerline of Cedar Grove Road and a rear setback of 31 ft. +/- to the centerline of Mt. Carmel Road, in lieu of the required 75 ft. for each setback, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance to amend the wording in the previous zoning hearing under case No. 66-242-A, be and is hereby GRANTED; and,

-4-

IT IS FURTHER ORDERED that a variance from Section 413.1.b. to permit the existing sign having 43.4 total sq. ft., in lieu of the 30 sq. ft., in accordance with Petitioner's Exhibits Nos. 1 and 2, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmm

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 1, 1992

Jerry S. Sopher, Esquire
913 South Charles Street
Baltimore, Maryland 21230

RE: Petitions for Special Hearing and Zoning Variance
Case No. 92-277-SPHA
Trustees, Cedar Grove United Methodist Church, Petitioner

Dear Mr. Sopher:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Zoning Variance have been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm
att.
cc: James Grammer, McKee and Assoc.
Rev. Robert W. Baines

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County 92-277-SPHA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the non-conforming use of an existing church in an RC-2 zone.

AND ASSOCIATED USES
AS SHOWN ON SITE PLAN

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Jerry S. Sopher
(Type or Print Name)

Signature

913 South Charles Street

Address

Baltimore, Maryland 21230

City and State

Attorney's Telephone No.: (410) 837-0022

Legal Owner(s): SEE ATTACHED

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City and State

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

McKee & Associates, Inc.

Name

Address

City and State

Phone No. (410) 527-1555



OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING -1/2HR. +1HR.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER
REVIEWED BY: CM DATE 10-1-92
289

Petition for Variance

to the Zoning Commissioner of Baltimore County 92-277-SPHA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations, to permit a front setback of 34 ft. +/- to the centerline of Cedar Grove Road and a rear setback of 31 ft. +/- to the centerline of Mount Carmel Road, in lieu of the required 75 ft. for each, and to amend the wording in the previous zoning hearing under case No. 66-242-A, to permit the existing sign having 43.4 total square feet, in lieu of the 30 square foot maximum, to remain.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

TO BE DETERMINED AND DISCUSSED AT THE HEARING. JK

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Jerry S. Sopher

(Type or Print Name)

Signature

913 South Charles Street

Address

Baltimore, Maryland 21030

City and State

Attorney's Telephone No. (410) 837-0022

Legal Owner(s): SEE ATTACHED

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

McKee & Associates, Inc.

Name

Address

City and State

Phone No. (410) 527-1555

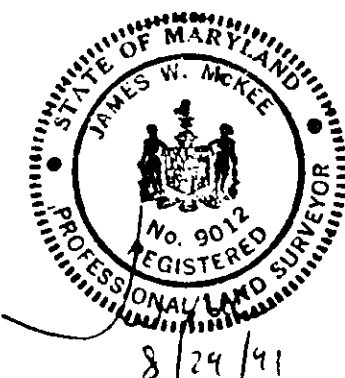
OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING -1/2HR. +1HR.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER
REVIEWED BY: CM DATE 10-1-92
289

92-277-SPHA

August 29, 1991

ZONING DESCRIPTION
CEDAR GROVE UNITED METHODIST CHURCH

Beginning for the same at a point situated at the southeastern most intersection of Mount Carmel Road (Md State Route 137) and Cedar Grove Road, thence running in or near the center of Mount Carmel Road North 89° East 371.25 feet; thence leaving said road and running South 32° East 231 feet; thence South 58° West 148.5 feet to Cedar Grove Road; thence running along Cedar Grove Road North 35° West 115.5 feet; thence North 62° West 346.5 feet to the point of beginning. Containing 43,560 square feet or one acre of land, more or less. Lying in the Seventh Election District, Third Councilmanic District, and being known as #2015 Cedar Grove Road.



259

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 7th Date of Posting: 2-14-92
Posted for: Shirley Reading & Associates
Petitioner: Trustees Cedar Grove United Methodist Church
Location of property: 5500 Cedar Grove Road
Location of Sign: South side of Mt. Carmel Road, 25 feet
Remarks: Subject property
Posted by: L. E. Schmidt Date of return: 2-24-92
Number of Signs: 2

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/14, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/13, 1992

THE JEFFERSONIAN,

S. Zeke Olson
Publisher

\$ 118.37

CERTIFICATE OF PUBLICATION

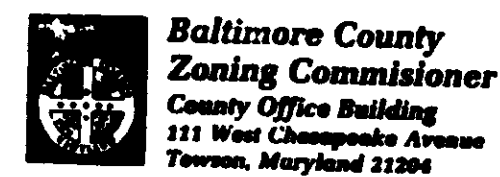
TOWSON, MD., 2/14, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/13, 1992

TOWSON TIMES,

S. Zeke Olson
Publisher

\$ 118.37

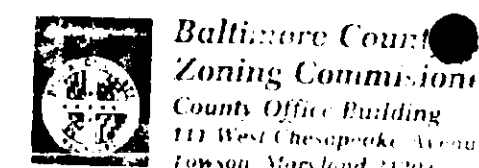


recei

Date: _____ Account: R-001-6150
Number: _____

FOR THE FOLLOWING FEES:
200 - ZONING MATERIAL (OTHER) \$175.00
040 - SPECIAL HEARING (OTHER) \$175.00
TOTAL: \$350.00
LAST NAME OF OWNER: CEDAR GROVE TRU

0404000461CHRC
BA 009:37AM01-15-92
Please Make Checks Payable To: Baltimore County



Date: _____ Account: R-001-6150
Number: _____

Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 2-28-92

Trustees, Cedar Grove United Methodist Church
c/o Jerry S. Sopher, Esq.
913 South Charles Street
Baltimore, Maryland 21030

RE:
CASE NUMBER: 92-277-SPHA
SEC Mt. Carmel Road and Cedar Grove Road
2015 Cedar Grove Road
7th Election District - 3rd Councilmanic
Petitioner(s): Trustees, Cedar Grove United Methodist Church

Dear Petitioner(s):

Please be advised that \$ 118.37 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN AND POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN AND POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

/s/

ARNOLD JARLAN
DIRECTOR

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JANUARY 28, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-277-SPHA
SEC Mt. Carmel Road and Cedar Grove Road
2015 Cedar Grove Road
7th Election District - 3rd Councilmanic
Petitioner(s): Trustees, Cedar Grove United Methodist Church
HEARING: WEDNESDAY, MARCH 4, 1992 at 10:00 a.m.

Special Hearing to approve the non-conforming use of an existing church and associated uses as shown on site plan.

Variance to permit a front setback of 34 feet (+/-) to the centerline of Cedar Grove Road and a rear setback of 31 feet (+/-) to the centerline of Mount Carmel Road, in lieu of the required 75 feet for each; to amend the wording in the previous zoning hearing #66-242-3; and to permit the existing sign having 43.4 total square feet, in lieu of the 30 square foot maximum, to remain.

Lawrence E. Schmidt
Lawrence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Jerry S. Sopher, Esq.
Niles & Associates, Inc.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

February 5, 1992

Jerry S. Sopher, Esquire
913 South Charles Street
Baltimore, MD 21230

RE: Item No. 289, Case No. 92-277-SPHA
Petitioner: Edward E. Adelhardt, et al
Petition for Special Hearing

Dear Mr. Sopher:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments
Date: February 5, 1991
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,

W. Carl Richards Jr.

W. Carl Richards
Coordinator

WCR:jw

Enclosures

Your petition has been received and accepted for filing this
15th day of January, 1992.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Edward E. Adelhardt, et al
Petitioner's Attorney: Jerry S. Sopher

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management
DATE: February 4, 1992
FROM: Gary L. Kerns, Chief
Comprehensive and Community Planning
Office of Planning and Zoning
SUBJECT: LeBrun Property, Item No. 301
Jackson Property, Item 300
Buell Property, Item 296
Loncala Property, Item 291
Knoll Property, Item 290
Trustees Cedar Grove V.M. Church, Item No. 289 ✓
Hoffman Property, Item 285
Brooks Property, Item 283

In reference to the Petitioners' request, the staff offers no
comments.

If there should be any further questions or if this office can
provide additional information, please contact Jeffrey Long in the
Office of Planning at 887-3211.

Report prepared by:

Jeffrey Long
Jeffrey Long

GLK/JL:rdn
ITEM301/TXIROZ

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500

(301) 887-4500

JANUARY 30, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: TRUSTEES, CEDAR GROVE UNITED METHODIST CHURCH
Location: #2015 CEDAR GROVE ROAD
Item No.: 289 Zoning Agenda: JANUARY 28, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by
this Bureau and the comments below are applicable and required to be
corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site
shall comply with all applicable requirements of the National Fire
Protection Association Standard No. 161 "Life Safety Code", 1988
edition prior to occupancy.

REVIEWER: *James D. Grammer* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

BALTIMORE COUNTY
ECONOMIC DEVELOPMENT COMMISSION

Memorandum

TO: Julie Winiaraki
Office of Zoning Administration and
Development Management
FROM: A. J. Haley, Deputy Director
Economic Development Commission
DATE: January 29, 1992
RE: Zoning Advisory Comments for Meeting of January 28, 1992

This office has no comment for items 285, 286, 289, 290, 291, 292, 293,
294, 295, 296 and 297.

RECEIVED
JAN 30 1992
ZONING OFFICE

3-4 92-277-SPHA

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management
DATE: February 13, 1992
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for January 28, 1992

The Developers Engineering Division has reviewed
the subject zoning items and we have no comments for
Items 285, 289, 290, 291, 293, 294, 295 and 296.

For Items 286 and 292 County Review Group Meetings will
be required.

For Item 297, the previous County Review Group Comments
still remain valid.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

3-4 92-277-SPHA

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: February 18, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management
FROM: Rahee J. Famili
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: January 28, 1992
ITEM NUMBER: 289

It is recommended that Cedar Grove Road west of the existing church be
relocated to the east to intersect Mount Carmel Road at a right angle. This
would allow the owner to request a road closing hearing for Cedar Grove Road
east of the church and the paving will be reverted back to the church which
could be used as a parking lot. (See the attached sketch).

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

KJF/lvd

MCKEE & ASSOCIATES, INC.

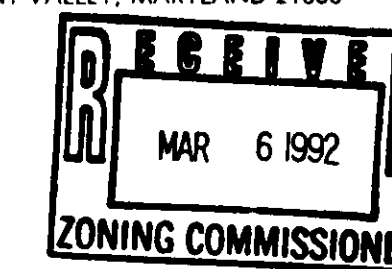
Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD

HUNT VALLEY, MARYLAND 21030

Telephone: (301) 527-1555
Facsimile: (301) 527-1563

March 6, 1992



Mr. Lawrence E. Schmidt, Zoning
Commissioner of Baltimore County
Baltimore County Office of
Zoning Administration &
Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: 2015 Cedar Grove Road
Cedar Grove United
Methodist Church
Case #92-277-SPHA

Dear Sir,

As discussed at the above referenced hearing on March 4, 1992, I am
enclosing, herewith, a revised "Plan to Accompany Petition for Special Hearing
for Non-Conforming Use and Petition for Variances at Cedar Grove United
Methodist Church." The revised plan should be made a part of the permanent
case file.

The plan revision is due to a change in the design of the proposed
addition. The change will not affect the thirty-four foot front setback
request, and will not exceed the 445.5 square feet permitted. The maximum
445.5 square feet complies with the 25 percent expansion allowance. All
petition requests will remain as submitted.

Please review the enclosed plan and if appropriate, issue an exhibit
number. If you should have any questions or require additional information,
please do not hesitate to contact me. Thank you for your consideration with
regard to this matter.

Very truly yours,

MCKEE & ASSOCIATES, INC.

James D. Grammer
James D. Grammer, Associate

JDG:ajw

Enclosure

cc: Jerry S. Sopher, Attorney for petitioner
Marguerite Ensor, et. al. petitioners
file

PETITIONERS FOR SPECIAL HEARING
TRUSTEES - CEDAR GROVE UNITED METHODIST CHURCH

Edward E. Adelhardt
Edward E. Adelhardt
Signature

Wilbur G. Mays
Wilbur G. Mays
Signature

Marguerite V. Ensor
Marguerite V. Ensor
Signature

John B. Bridges
John B. Bridges
Signature

Margaret C. Rosier
Margaret C. Rosier
Signature

Granville T. Troyer
Granville T. Troyer
Signature

Frank Thompson
Frank Thompson
Signature

Charles H. Moran, Jr.
Charles H. Moran, Jr.
Signature

Sarah B. Ueberax
Sarah B. Ueberax
Signature

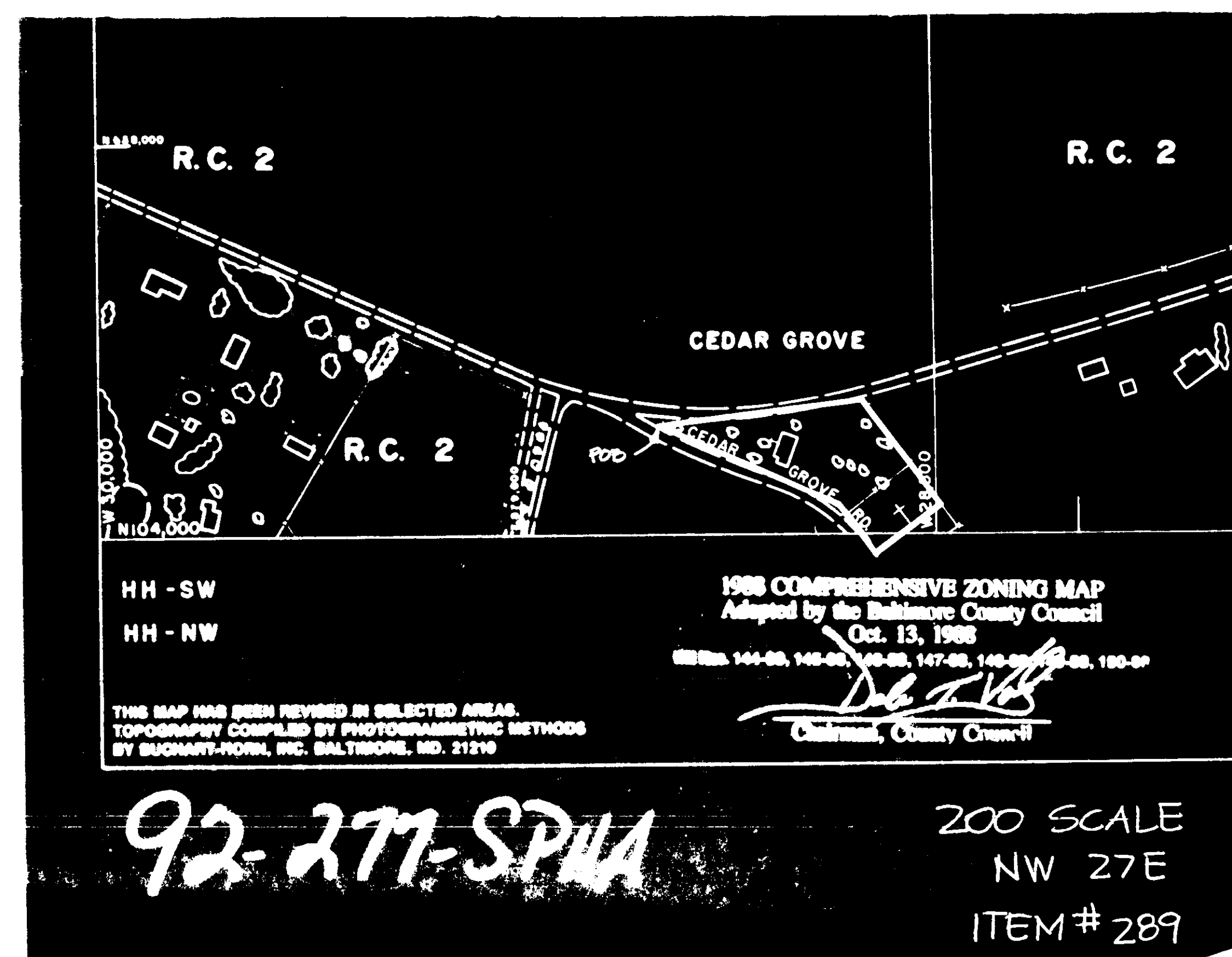
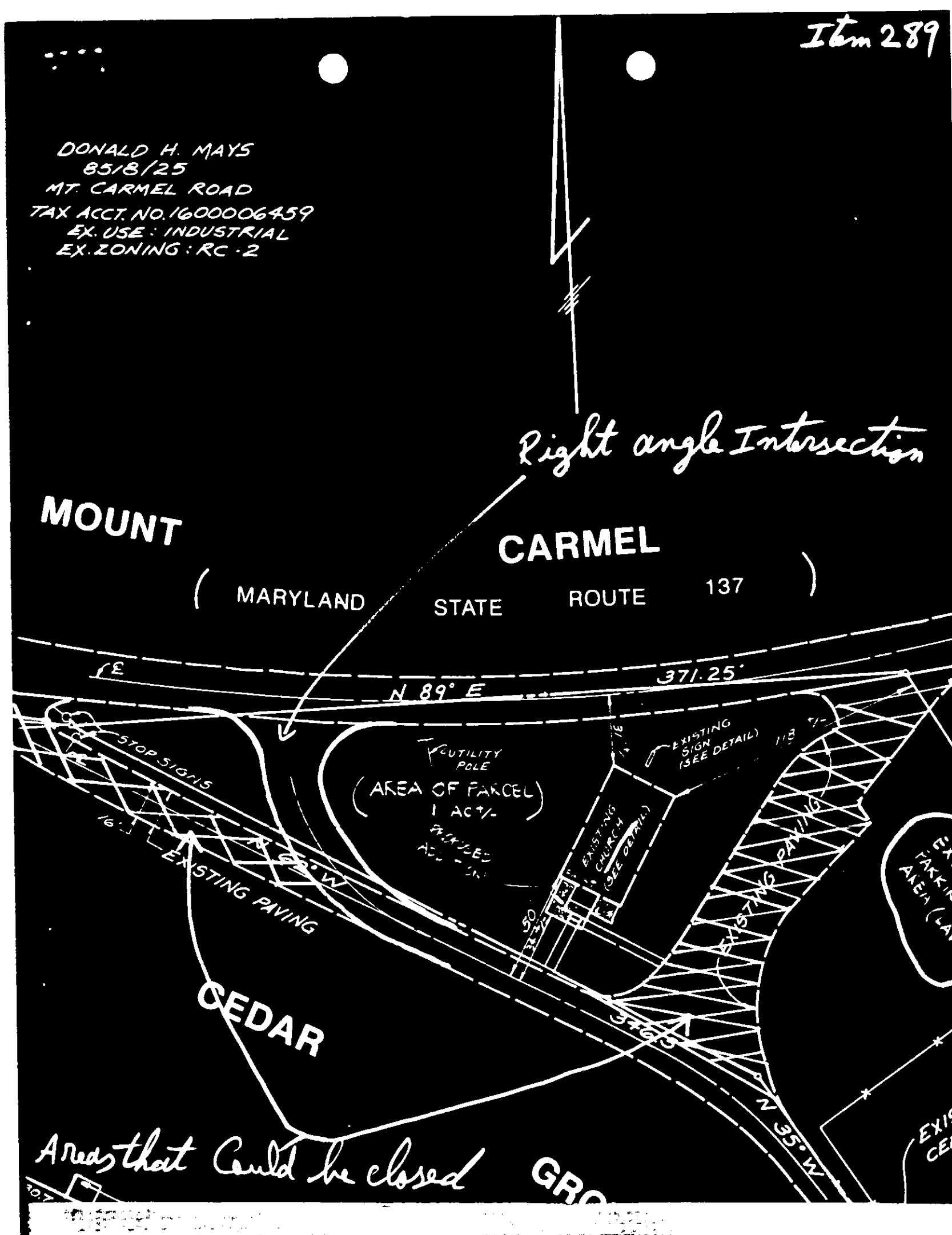
Werner A. Ueberax
Werner A. Ueberax
Signature

CEDAR GROVE

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

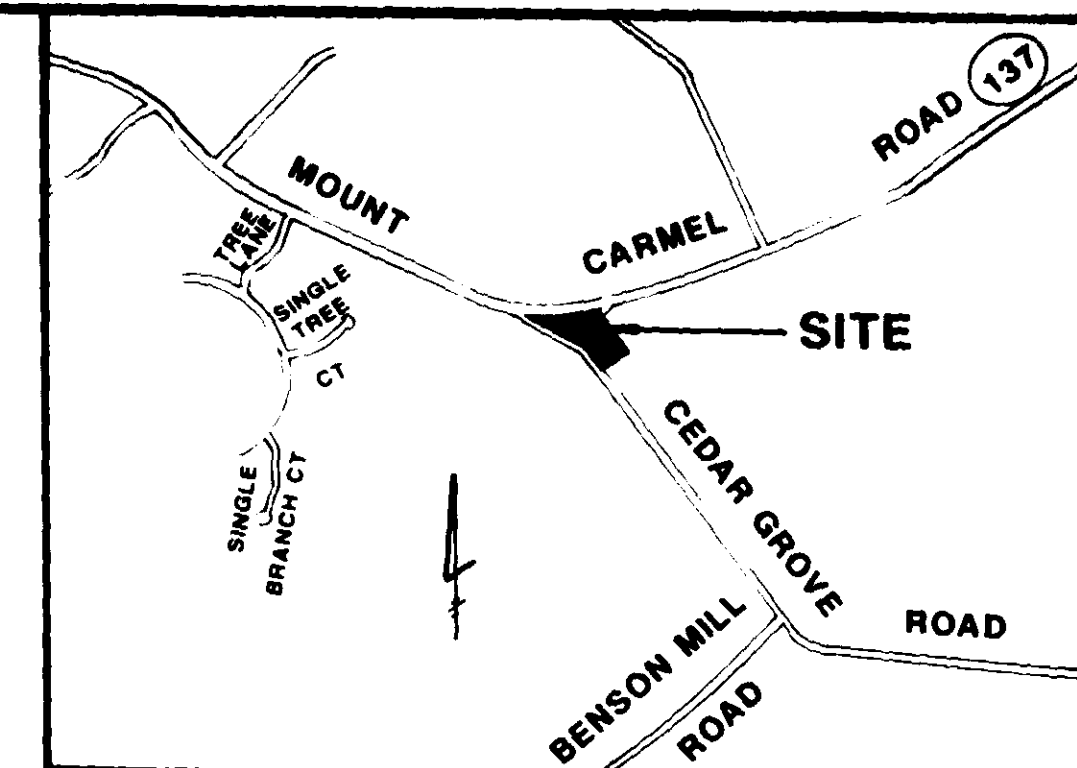
NAME	ADDRESS
JAMES D. GRAMMEL	Mykes & Assoc 5 Shawan Road 21030
JERRY S. SEPTEN ATT	913 5 Chester St. 21230
Marguerite Emery	Sparks, Ind. 41113
Ben Hibel in Care	13701 York Rd. Parkville MD 21120
John S. Boudreau	3117 WILMINGTON RD. LYNDSIDE 21115
August A. Brown	17200 Peachtree Lane Rd. 21120
Alvin Tubersay	16421 Cedar Grove Rd. 21134



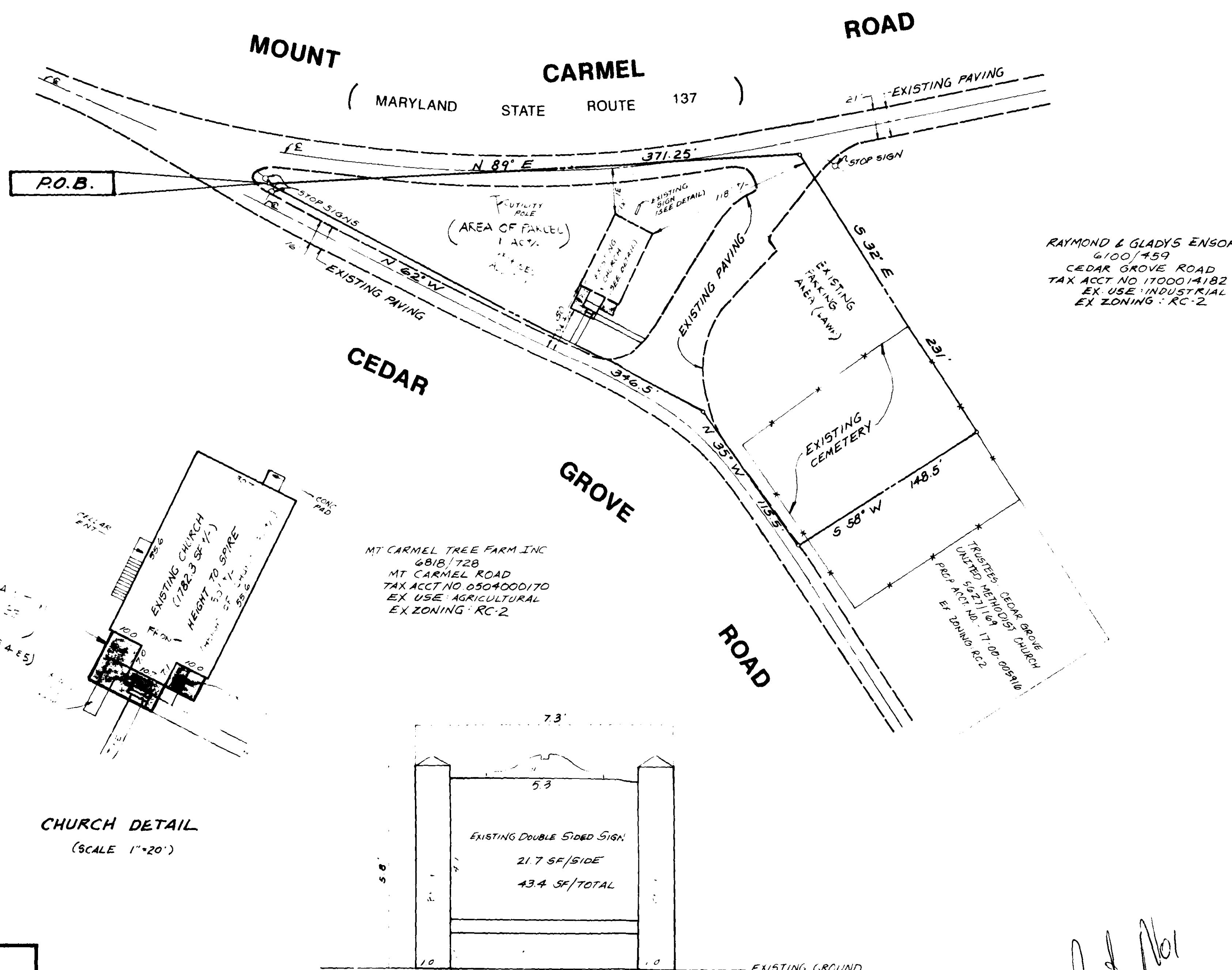
GENERAL NOTES:

1. COUNCILMANIC DISTRICT N# 3
2. EXISTING ZONING RC-2
3. THE SITE CURRENTLY IS SERVED BY PRIVATE WELL & SEPTIC. NO PUBLIC UTILITIES ARE AVAILABLE.
4. THE PROPOSED ADDITION SHALL NOT EXCEED 25% OF THE EXISTING FLOOR AREA. (1782.3 x 0.25 = 445.5 SF)
5. THE PROPOSED ADDITION SHALL INCLUDE A FOYER, CHURCH ASSEMBLY AREA (NO FNSL SEATING), AND AN OFFICE FOR THE MINISTER.
6. AREA OF SITE = 1.62 AC (43 EW SF)
7. PARKING REQUIRED:
1 SPACE/4 SEATS (1/4) 25 SPACES
PARKING EXISTING 25 SPACES
8. PREVIOUS ZONING HEARING - 66-242 A

DONALD H. MAYS
83/8/25
MT CARMEL ROAD
TAX ACCT. NO. 1600006459
EX USE INDUSTRIAL
EX ZONING: RC-2



VICINITY MAP
(SCALE: 1" = 1000')

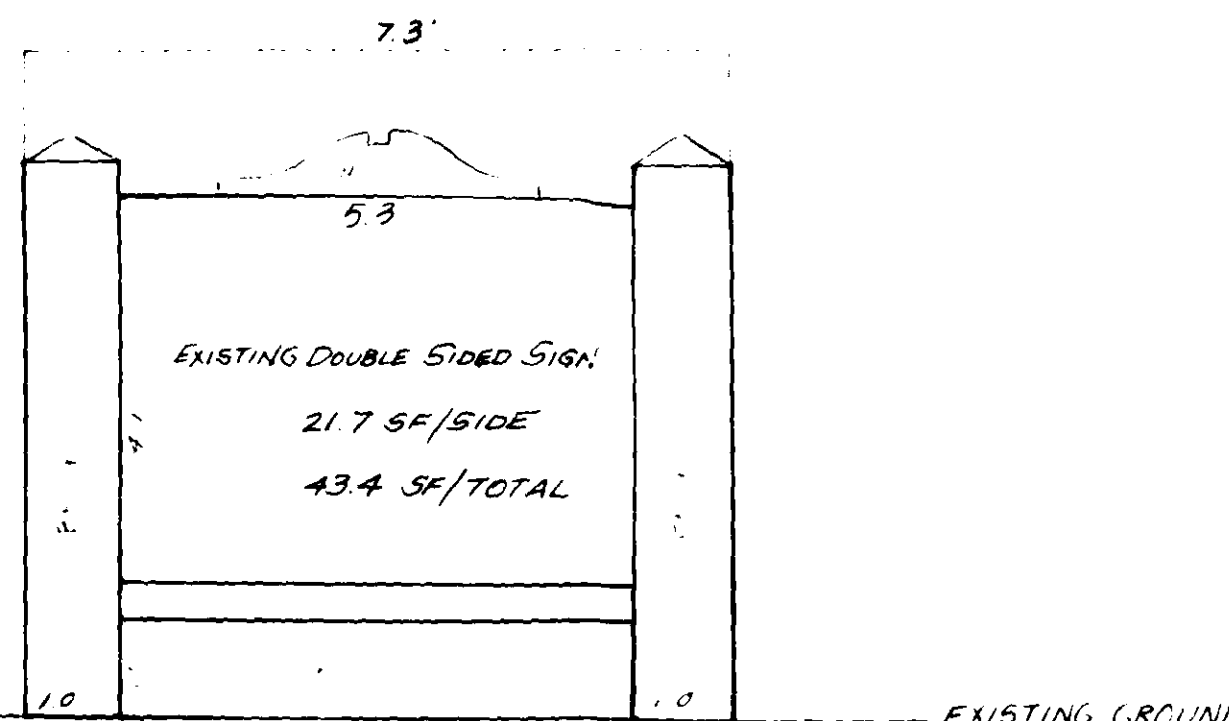


RAYMOND & GLADYS ENSOR
6100/1459
CEDAR GROVE ROAD
TAX ACCT. NO. 1100014182
EX USE INDUSTRIAL
EX ZONING: RC-2

MT CARMEL TREE FARM INC
68/8/728
MT CARMEL ROAD
TAX ACCT. NO. 0904000170
EX USE AGRICULTURAL
EX ZONING: RC-2

TRUSTEES CEDAR GROVE
UNITED METHODIST CHURCH
PROP. ACCT. NO. 17 00 005916
EX ZONING: RC-2

CHURCH DETAIL
(SCALE 1"=20')



SIGN DETAIL
SCALE 1"=2'

REQUESTED SPECIAL HEARING

REQUESTING A SPECIAL HEARING TO PERMIT THE NON-CONFORMING USE OF A CHURCH IN AN RC-2 ZONE.

REQUESTED VARIANCES

1. REQUESTING A VARIANCE FROM SECTION 1401.22.3 TO PERMIT A FRONT SETBACK OF 34' TO THE CENTERLINE OF CEDAR GROVE ROAD AND A REAR SETBACK OF 31' TO THE CENTERLINE OF MOUNT CARMEL RD. IN LIEU OF THE REQUIRED 75' FOR EACH, AND TO AMEND THE WORDING IN THE PREVIOUS ZONING HEARING 66-242 A.
2. REQUESTING A VARIANCE FROM SECTION 413.11.6 TO PERMIT THE EXISTING SIGN HAVING 43.4 TOTAL SQUARE FEET, IN LIEU OF THE 30 SQUARE FOOT MAXIMUM, TO REMAIN.

McKEE & ASSOCIATES, INC.

Engineers, Surveyors, Real Estate Consultants
SHAWAN PLACE 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
(301) 527-1555

Client: _____
Drawn by: _____
Checked by: _____
Date: _____
Job Number: _____

PLAT TO ACCOMPANY PETITION FOR
SPECIAL HEARING
FOR NON-CONFORMING USE
AND PETITION FOR VARIANCES

AT

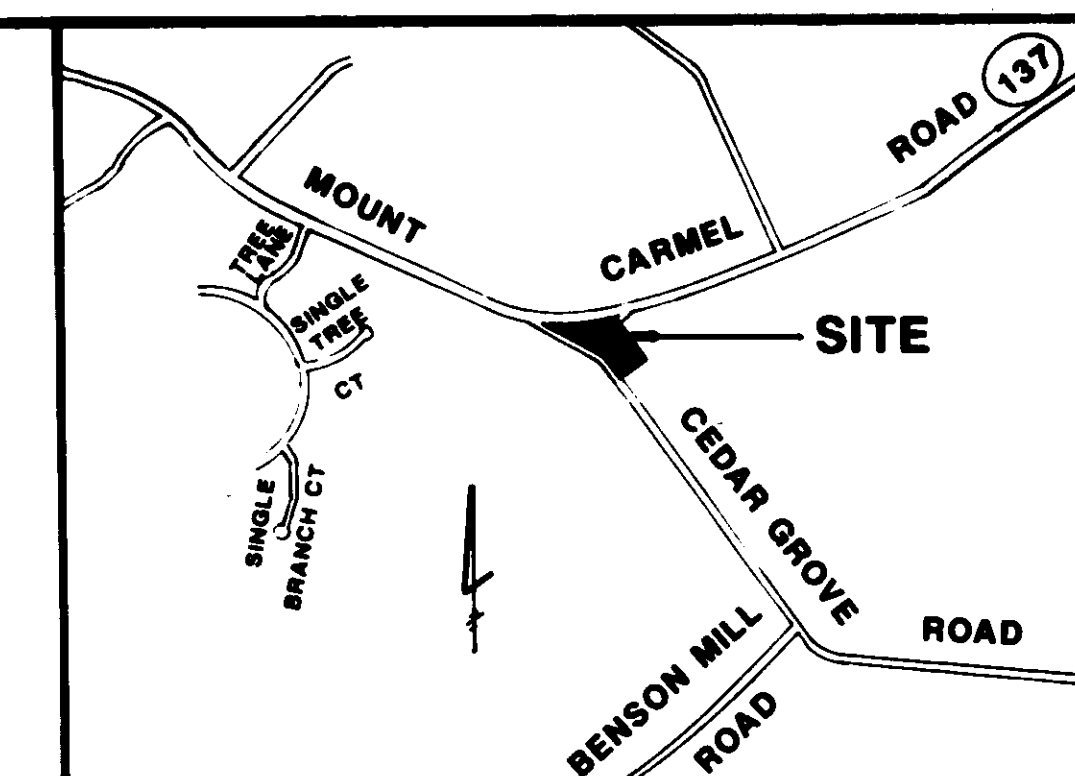
CEDAR GROVE
UNITED METHODIST CHURCH
(# 2015 CEDAR GROVE ROAD)

7TH ELECTION DISTRICT BALTO. COUNTY, MD.
SCALE: 1" = 50' JUNE 20, 1991

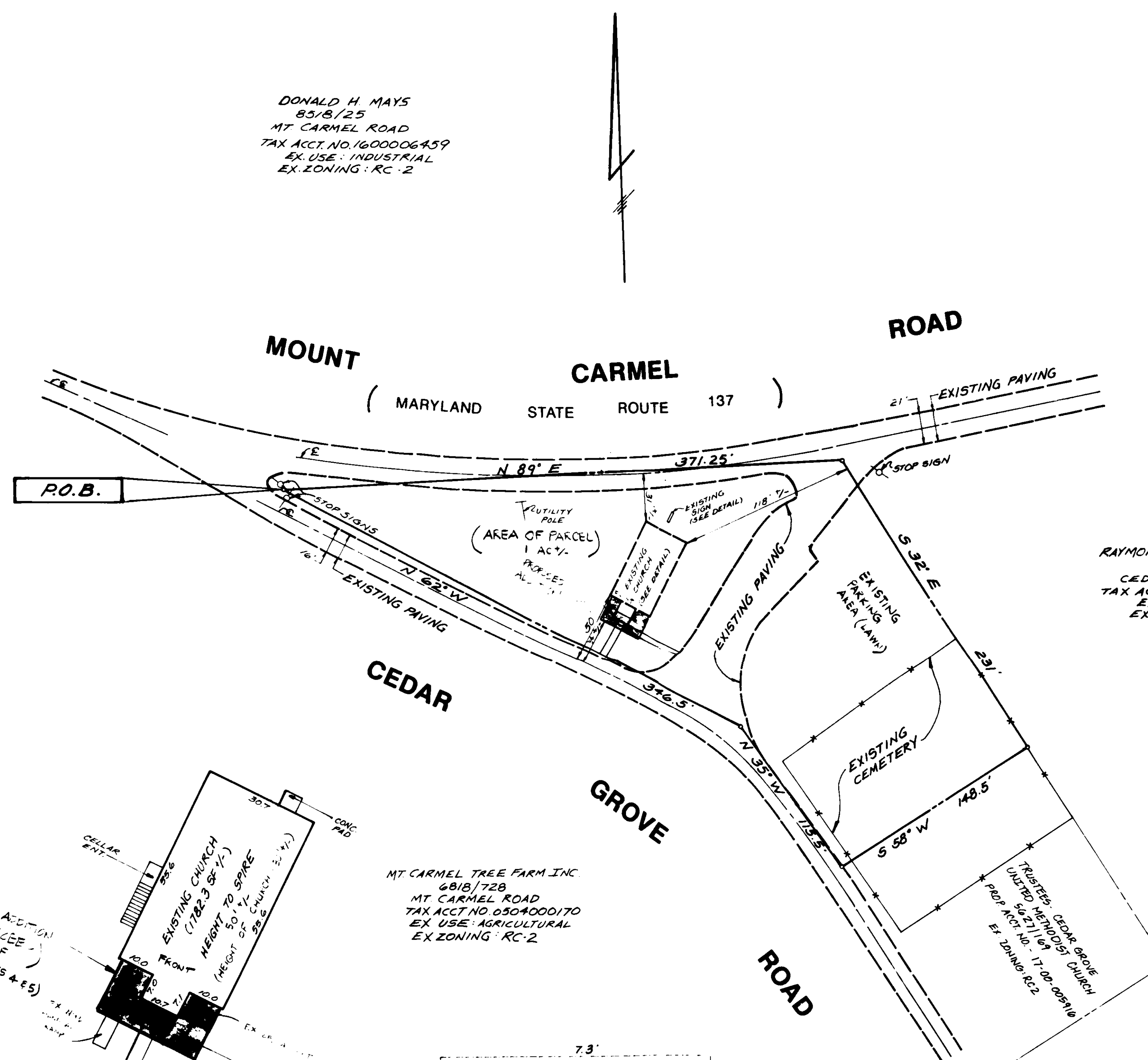
92-277-SPHA

GENERAL NOTES:

1. COUNCILMANIC DISTRICT N° 3
2. EXISTING ZONING RC-2
3. THE SITE CURRENTLY IS SERVED BY PRIVATE WELL & SEPTIC. NO PUBLIC UTILITIES ARE AVAILABLE.
4. THE PROPOSED ADDITION SHALL NOT EXCEED 25% OF THE EXISTING FLOOR AREA. (1782.3 x 0.25 = 445.5 SF)
5. THE PROPOSED ADDITION SHALL INCLUDE A FOYER, CHOIR ASSEMBLY AREA (NO FIXED SEATING), AND AN OFFICE FOR THE MINISTER.
6. AREA OF SITE = 1 AC. (43,560 SF)
7. PARKING REQUIRED:
1 SPACE/4 SEATS (100) 25 SPACES
PARKING EXISTING 25 SPACES
8. PREVIOUS ZONING HEARING - 66-242A



VICINITY MAP
(SCALE: 1" = 1000')

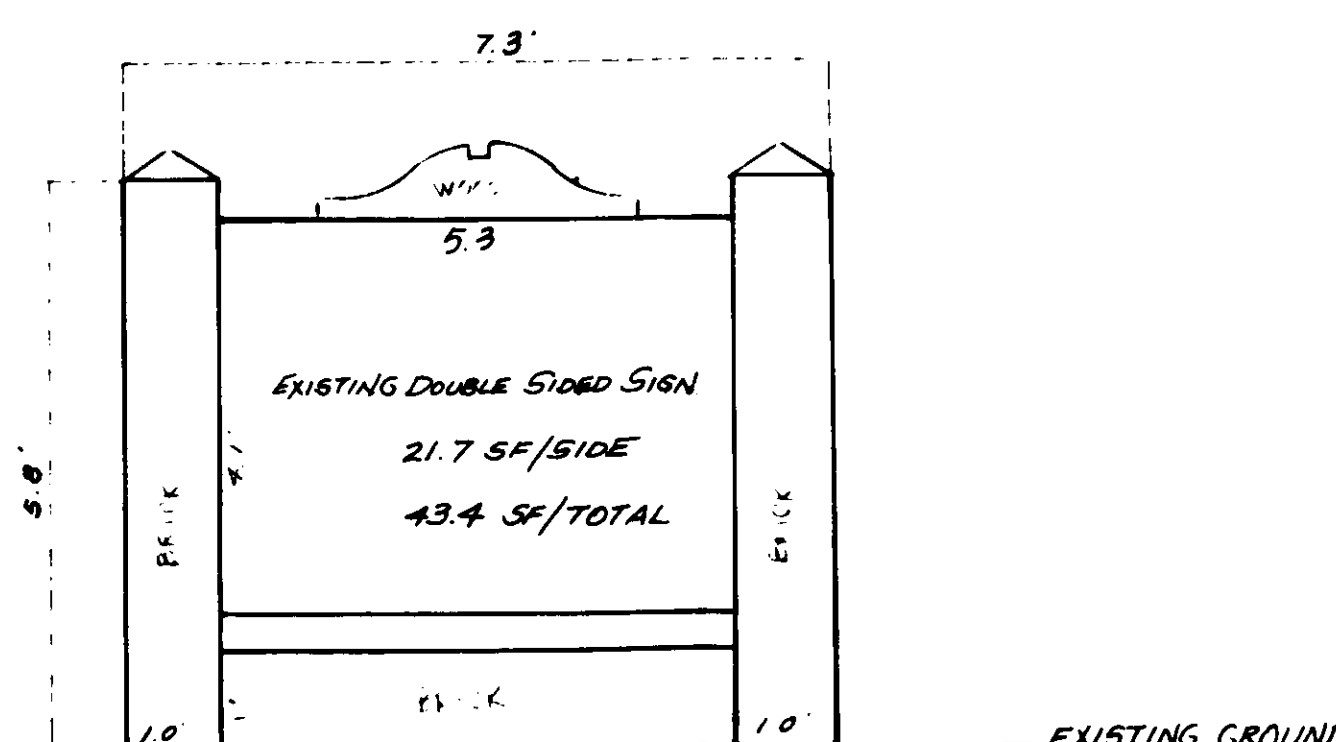
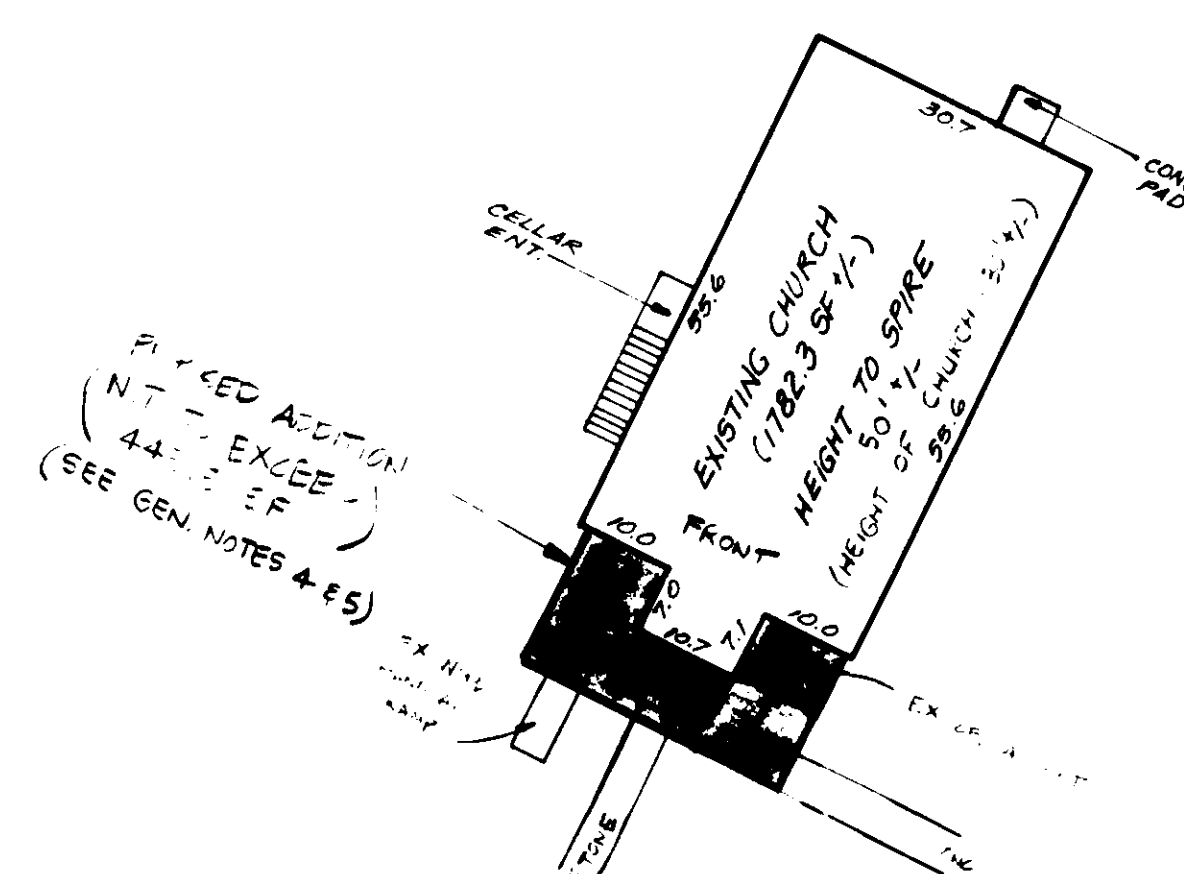


REQUESTED SPECIAL HEARING

REQUESTING A SPECIAL HEARING TO PERMIT THE NON-CONFORMING USE OF A CHURCH IN AN RC-2 ZONE.

REQUESTED VARIANCES

1. REQUESTING A VARIANCE FROM SECTION 1A01.32.3 TO PERMIT A FRONT SETBACK OF 34' 1/2 TO THE CENTERLINE OF CEDAR GROVE ROAD AND A REAR SETBACK OF 31' 1/2 TO THE CENTERLINE OF MOUNT CARMEL ROAD, IN LIEU OF THE REQUIRED 75' FOR EACH, AND TO AMEND THE WORDING IN THE PREVIOUS ZONING HEARING 66-242 A.
2. REQUESTING A VARIANCE FROM SECTION 413.1.6 TO PERMIT THE EXISTING SIGN HAVING 43.4 TOTAL SQUARE FEET, IN LIEU OF THE 30 SQUARE FOOT MAXIMUM, TO REMAIN.



REVISED
PLAT TO ACCOMPANY PETITION FOR
SPECIAL HEARING
FOR NON-CONFORMING USE
AND PETITION FOR VARIANCES

AT

CEDAR GROVE
UNITED METHODIST CHURCH
(# 2015 CEDAR GROVE ROAD)

7TH ELECTION DISTRICT BALTO. COUNTY, MD.
SCALE: 1" = 50' JUNE 20, 1991

McKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
(301) 527-1555

Computed by _____
Drawn by _____
Checked by _____
Job Number _____

James W. McKee Date _____
(Maryland Registered No. 9012)

* REVISED 3/5/92 TO SHOW AMENDED ADDITION. (INCREASED ADDITION AREA)